

Our Contact: Fiona Ristic
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Date:17.06.2022

Dear Sir/Madam

Planning reference – 15/00169/FUL

Condition ref – 21/00066/CONDIT

Site: Tuffley Crescent, Gloucester

I write with reference to your application for discharge of condition 9 (landscaping) of permission number 15/00169/FUL.

You have submitted a landscaping plan numbered 20/09/147/LAN_01 plan received by the Local Planning Authority on 15/06/2022











I have spoken to the Council's landscape officer Dilly Williams and can confirm that the landscape plan is acceptable.

Given that the proposed details are considered to be acceptable, this discharges the requirements in condition 9 of 15/00169/FUL for prior approval of details. The development must be carried out in accordance with the approved details.

Yours faithfully

Fiona Ristic
Planning Officer

LEGEND

-  Existing trees to be retained.
-  Proposed tree
-  Proposed tree with tree grille
-  Proposed ornamental hedgerow
-  Proposed grass turf
-  Formpave permeable block paving
-  Permeable black tarmac
-  Tarmac
-  Marshalls Saxon paving slab 600mm x 600mm (Buff)
-  Retaining wall. Refer to Rowtree Partnership 'Level Strategy' drawing.

PLANTING SCHEDULE				
Trees	Form/Girth/Height	Condition	Density	Number
Malus domestica 'Red Falstaff'	MM26 rootstock 150-180cm	C10-15L	counted	3
Malus robusta 'Red Sentinel'	MM26 rootstock 150-200cm	C 10-15L	counted	2
Prunus domestica 'Victoria'	Pixy rootstock 150-180cm	C 12L	counted	2
Pyrus calleryana 'Chanticleer'	Heavy Standard 12-14cm 400-450cm	RB	counted	1
Ornamental Hedgerow Planting				
Planted single row, at 4 plants per linear metre.				
Fagus sylvatica	60-80cm 1/2 Branched	B	see above	124

PLANTING SPECIFICATION

IMPLEMENTATION PROGRAMME

All planting to be carried out in the first available planting season (November to March) following reasonable completion of the development, or following first occupation, whichever is sooner. The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations. All landscape works shall be carried out in accordance with British Standard 4428:1989 'Code of Practice for General Landscape Operations' or any subsequent revisions. All trees and other plants shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936-1:1992 'Specifications for Trees & Shrubs', British Standard 3936-10:1990 'Nursery stock. Specification for ground cover plants', and British Standard 4043:1989 'Transplanting Rootballed Trees' or any subsequent revisions.

TOPSOIL REQUIREMENTS

Existing topsoil to be stripped where necessary and stored on site in heaps not exceeding 2m height and kept weed free. Any imported topsoil to be to BS 3882, medium texture, neutral pH value, reasonably stone free with no stones over 20mm in size. Topsoil depths to be 450mm for trees and shrubs. Finished topsoil levels to be 25mm above adjacent paved surfaces to allow for settling.

PLANT MATERIAL TREATMENT

All plants to be British grown stock or hold a valid plant passport, and should be fully hardened off. Proprietary anti-desiccant to be applied to foliage of all containerised material in leaf prior to transportation and during any delay in planting.

TREE PLANTING

All tree handling, storage and planting should be carried out in accordance with Sections 9 & 10 of BS 8545:2014 'Trees: from nursery to independence in the landscape - recommendations' (or any subsequent revisions). Precise locations of trees to be determined on site to avoid conflict with services.

Tree within car park to be supplied with GreenBlue Urban tree planting system. Recommended 9m³ soil volume Soil Cells, 'Rootrain' irrigation system, rootball guying and Root Director. Heavy duty steel tree grille and tree guard provided to protect trees. Garden trees planted in excavated tree pits at least 75mm deeper and 150mm wider than rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Garden trees to be supported with a single stake (min 1m long driven 60cm into the ground), and secured with a rubber tie. Stakes to be pressure impregnated softwood, round, peeled, straight, free of projections and pointed at one end. Root barriers to be installed to each tree, 1m inside retaining wall.

HEGDEROW PLANTING

Hedgerow shrub plants to be spaced evenly as set out on the drawing and schedule. Before planting remove any non-perishable containers and prune any badly damaged roots. Bare rooted shrubs to be notch planted. Plant upright or well-balanced, returning excavated soil to finished level at original soil mark. Root barriers installed against retaining wall, and hedgerow maintained at a height not more than 2m to limit root growth.

GRASS

Grassed areas as shown to be high quality lawn turf.

WATERING

Supply a minimum of 40 litres per trees, and 4 litres per shrub at planting.

MULCH

75mm depth of medium grade chipped bark mulch, size 25-65mm, no fines, free of pests, disease, fungus and weeds to be supplied and spread to all planted areas: 1m circle diameter to the base of all trees, 1m width diameter to the base of all new hedgerows.

MAINTENANCE

Maintenance Operations to be carried out for a minimum period of five years following implementation. Responsibility for on plot landscaping to pass to new residents. Communal landscaping to be maintained by management company.

ESTABLISHMENT MAINTENANCE

Trees, plants and grass to be maintained during establishment, and any trees, plants or grassed areas that die, fail to establish, are removed or become damaged or diseased within the first 5 years shall be replaced with plants of the same size and species.

- Make monthly general maintenance visits during growing season. Visits to include weed control around base of all trees and shrubs by a combination of non-residual herbicide and hand weeding.
- Water as necessary to ensure establishment and continued thriving of planting, particularly during times of drought.
- Collect and remove all maintenance arisings and rubbish, and remove tree and shrub guards and supports after three years.



REV	NOTES	DATE
	66-72 Tuffley Crescent, Gloucester Landscape Proposals	Rev / KJ
	Ref no. 20/09/147/LAN_01	1:200 @ A2
		18.09.2020

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DRAWING STATUS: PLANNING
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